



NOTICE AND AGENDA
SCOTTSDALE PLANNING COMMISSION
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
SEPTEMBER 24, 2008
5:00 P.M.

Marked

**Amended Agenda*

Item 4-ZN-2008; moved to Continuance

ROLL CALL

Vice Chair Hess and Commissioner Schwartz absent

MINUTES REVIEW AND APPROVAL

1. September 10, 2008 Regular Meeting Minutes including Study Session.

Item 1: Approved 5-0; Motion by Steinke, 2nd by D'Andrea

INITIATION

2. 752-PA-2008 (Outdoor Sales Display Text Amendment) request by the City of Scottsdale, applicant, to initiate a text amendment to the Zoning Ordinance to amend the definitions and allowed uses to provide for outdoor sales display. Article III. Definitions., Section 3.100. General., and Article V., District Regulations., Sections: 5.1100. (S-R) Service Residential zoning district; 5.1200. (C-S) Regional Shopping Center zoning district; 5.1300. (C-1) Neighborhood Commercial District; 5.1400. (C-2) Central Business District; 5.1500. (C-3) Highway Commercial District; 5.1600. (C-4) General Commercial District; 5.1700. (S-S) Support Services District; 5.1800. (I-1) Industrial Park District; 5.2200. (C-O) Commercial Office District; 5.2400. (P.N.C.) Planned Neighborhood Center zoning district; 5.2500. (P.C.C.) Planned Community Center zoning district; 5.2600. (P.R.C.) Planned Regional Center zoning district; 5.2700. (P.Co.C.) Planned Convenience Center zoning district; 5.3000. (D) Downtown District; and 5.4000. Planned Commerce Park (P.C.P.) District.
Staff/Applicant contact person is Brad Carr, AICP, 480-312-7713.

Item 2: Approved 5-0; Motion by D'Andrea, 2nd by Steinke

3. [3-GP-2008 \(previously 1-CA-2008\)](#) (Character Plan Amendment to the Downtown Plan) request by the City of Scottsdale, applicant, to initiate a General Plan Amendment to amend and update the

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Downtown Character Area Plan. **Staff/Applicant contact person is John Lusardi, Advance Planning Director, 480-312-7501.**

Item 3: Approved 5-0; Motion by Steinke, 2nd by Schmitt

CONTINUANCE

4. [11-AB-2008 \(Hawk Nest Estates Abandonment\)](#) request by owner to abandon the southern 15 feet of the existing 40-foot right-of-way at 8604 E. Hawk Nest Road with Single-Family Residential District, Environmentally Sensitive Lands District (R1-35 ESL) zoning. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact is Tom Eldridge, 480-208-7890. Applicant is requesting a continuance to a date to be determined.**
5. [4-ZN-2008 \(Scottsdale Epicenter\)](#) request by owner to approve an amendment to the Core South Planned Community District (P.C.D.) by rezoning from Industrial Park, Planned Community District (I-1 P.C.D.) to Planned Regional Center, Planned Community District (P.R.C./P.C.D) with amended development standards on a 28 +/- gross acre site located on the north side of E. Bell Road at N. 91st Street. Staff contact is Don Hadder, 480-312-2352. **Applicant contact is Michael Leary, 480-991-1111. Applicant is requesting a continuance to October 22, 2008.**

Items 4 and 5: Approved 5-0; Motion by Schmitt, 2nd by Steinke

EXPEDITED AGENDA

6. [15-UP-2008 \(Martini Park\)](#) request by owner for a Conditional Use Permit for a bar in a 9,169+/- square-foot suite located at 15037 N. Scottsdale Road in Suite 100 in the Scottsdale Quarter project with Planned Regional Center District (P.R.C.) zoning. Staff contact is Bryan Cluff, 480-312-2258. **Applicant contact is Lynne A. Lagarde, 602-265-0094.**
7. [16-UP-2008 \(Martini Park\)](#) request by owner for a Conditional Use Permit for live entertainment in a 9,169+/- square-foot suite located at 15037 N. Scottsdale Road in Suite 100 in the Scottsdale Quarter project with Planned Regional Center District (P.R.C.) zoning. Staff contact is Bryan Cluff, 480-312-2258 **Applicant contact is Lynne A. Lagarde, 602-265-0094.**
8. [3-ZN-2008 \(Ladyhawk Ranch\)](#) request by owner to rezone *from* Single Family Residential District (R1-35) *to* Single Family Residential District (R1-7) on 2.5 +/- acre parcel located at 13681 N. 88th Place. Staff contact is Louisa Garbo, AICP, 480-312-2671. **Applicant contact is Dave Wood, 602-703-5948.**

Items 6-8: Approved 5-0; Motion by Steinke, 2nd by O'Neill

REGULAR AGENDA

9. [4-TA-2008 \(Planned Neighborhood Center \(P.N.C.\) Text Amendment\)](#) request by applicant to amend the City of Scottsdale Zoning Ordinance Article V. District Regulations, Section 5.2400 Planned Neighborhood Center (P.N.C.) by amending Section 5.2403 Use Regulations and Section 5.2404 Property Development Standards to include Residential Health Care Facility as a Conditional Use, and amending development standards in the Planned Neighborhood Center (P.N.C.) District for the purpose of amending the text for a Planned Neighborhood Center, to allow Residential Health Care facilities in that zoning district. Staff contact is Louisa Garbo, AICP, 480-312-2671. **Applicant contact is Eric Gerster, 602-390-1107.**

Item 9: Approved 5-0; Motion by D'Andrea, 2nd by O'Neill

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10. [5-TA-2008 \(Residential Health Care Text Amendment\)](#) request by the City of Scottsdale, applicant, to amend the City of Scottsdale Zoning Ordinance Article V. District regulations including: Medium Density Residential (R-3) Sections 5.703., and 5.704.C., Townhouse Residential (R-4) Section 5.803., Commercial Office (C-O), Section 5.2203., Planned Neighborhood Center (P.N.C.) Section 5.2403., Planned Community Center (P.C.C.) Sections 5.2503., and 5.2504.E., and Planned Regional Center (P.R.C.) Section 5.2603. of the City of Scottsdale Zoning Ordinance (455) to allow Residential Health Care as a Conditional Use for the purpose of amending the text for Article V. District Regulations of the City of Scottsdale Zoning Ordinance (455) to allow Residential Health Care Facilities in various multifamily and retail/office zoning districts. **Staff/Applicant is Don Hadder, 480-312-2352.**

Item 10: Approved 5-0; Motion by O'Neill, 2nd by D'Andrea

11. [3-GP-2008 \(1-CA-2008\) \(Character Plan Amendment to the Downtown Plan\)](#). This case was previously agenzized as 1-CA-2008 (Character Plan Amendment to the Downtown Plan), but the case has been renumbered and will proceed forward as 3-GP-2008. This case is a request by applicant, City of Scottsdale, for a General Plan Amendment to amend and update the Downtown Character Area Plan. **Applicant/Staff contact person is John Lusardi, Advance Planning Director 480-312-7501**

Item 11: Motion to continue by Staff to a date to be determined-Approved 5-0: Motion by O'Neill, 2nd by Steinke

12. Discussion on Initiating a Text Amendment to Sec. 5.2604 Property Development Standards of the Planned Regional Center (P.R.C) Zoning District. Request: At the request of the Planning Commission, discuss and provide staff direction to initiate a text amendment to reduce the property size requirement for the P.R.C. zoning district.

ADJOURNMENT [6:37 p.m.](#)

David Barnett, Chairman
Kevin O'Neill
Steven Steinke
Michael D'Andrea

Eric Hess, Vice Chairman
Jeffrey Schwartz
Michael Schmitt

For additional information click on the link to 'Projects in the Public Hearing Process' at: <http://www.ScottsdaleAZ.gov/projects>.



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